



The Rookery
Hoarwithy | Hereford | Herefordshire | HR2 6QG

STEP INSIDE

The Rookery

This beautiful period home sits among some of the most stunning scenery in the county of Herefordshire, being perched in an elevated position overlooking the River Wye. There are far reaching views over the surrounding countryside, with an array of riverside and woodland walks nearby.

The house itself is tastefully presented, and boasts a spacious living room with access outside to a side patio area, recently updated kitchen, utility, ground floor bedroom and shower room, as well as three additional bedrooms and a bathroom to the first floor.

The grounds amount to just under an acre in total, and comprise a large area of lawn, a fantastic decking area looking over the River Wye and a footpath that winds up through a large area of ancient woodland towards the upper part of the plot.

Hoarwithy itself is a delightful village, located roughly halfway between the market town of Ross-on-Wye and the cathedral city of Hereford. It is known for its beautiful scenery, opportunities for canoeing and fishing on the Wye, beautiful Italianate church and village Pub.

Ross on Wye and Hereford are both beautiful historic settlements, offering a huge array of schooling, shopping and leisure opportunities, with great road connections for commuting further afield.

STEP INSIDE

The front door opens into a porch which in turn leads into a beautiful, bright and spacious living room, with large windows to front and side aspect, allowing for plenty of light and stunning views. There is a woodburning stove on a raised tiled hearth, staircase to first floor and a door leading outside to the patio area.

A passageway leads through to a good sized modern kitchen, which has been upgraded and redecorated by the current owners, with new worktops, cupboard doors and sink. Following on from the kitchen is a separate utility room and ground floor shower room. To the far end of the ground floor is a spacious double bedroom with wonderful views and a door leading outside to the garden.

A staircase leads from the living room to the first floor landing, which has been recarpeted, and gives access to three additional bedrooms, all enjoying those same

amazing views over the River Wye. The master bedroom is spacious with a lovely double aspect, bedroom 2 features a built in wardrobe/storage cupboard, and the third bedroom is split into 2 sections, with the option to use one section as a home office. There is also a family bathroom with a modern white suite, and a separate W.C and wash basin.

STEP OUTSIDE

The Rookery enjoys a generous plot of close to an acre, comprising recently re-landscaped gardens with areas of flat lawn, raised beds contained by stone walls and a footpath that gently winds its way through a section of beautiful ancient woodland.

In addition, there is a large decking area to the front of the property taking in those stunning views over the Wye and surrounding countryside, as well as a separate courtyard to the far side of the house, ideal for enjoying the morning sun. Parking for two cars, as well as a garage and EV charger can be found below the property, with additional parking for visitors available a short distance up the lane.

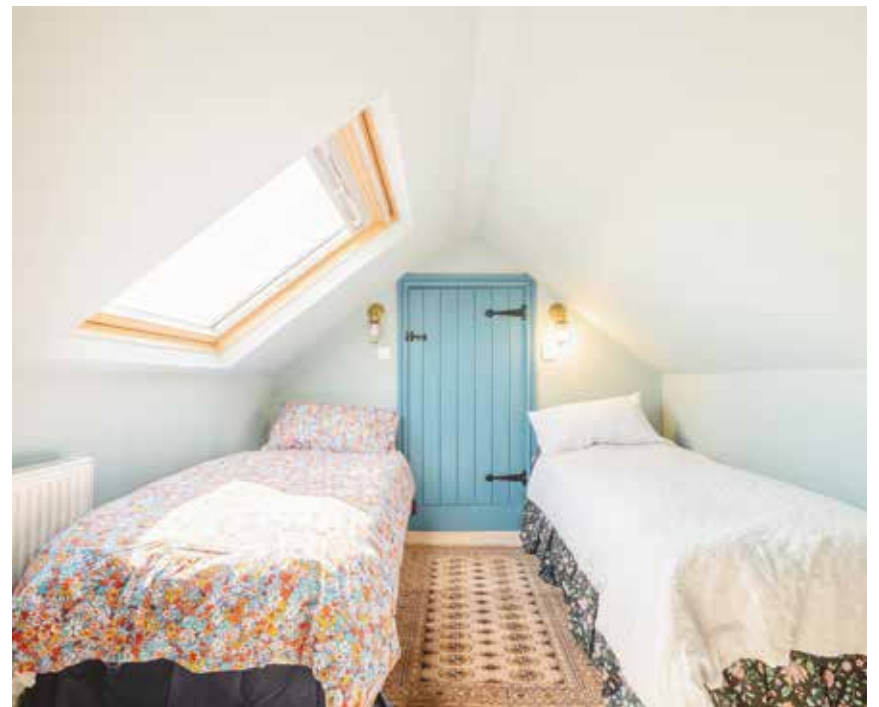
The house comes with riparian fishing rights for one rod at two locations, one at either end of the village

DIRECTIONS

From Ross-on-Wye head to Wilton roundabout take the A49 signposted Hereford. Take the second turning on the left signposted Hoarwithy. Remain on this road and continue through the village of Hoarwithy with the Harp Inn pub on your right hand side. Take the right turn shortly after the pub, and immediately turn left signposted Carey/Ballingham. The property can be found after a short distance on the left hand side.



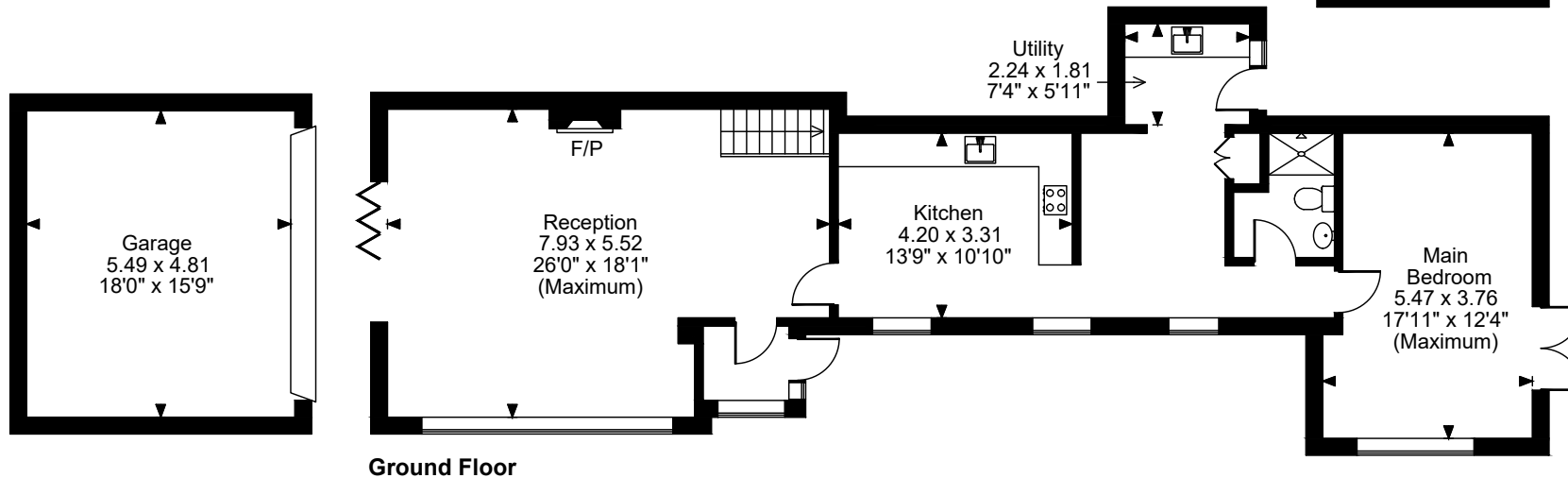
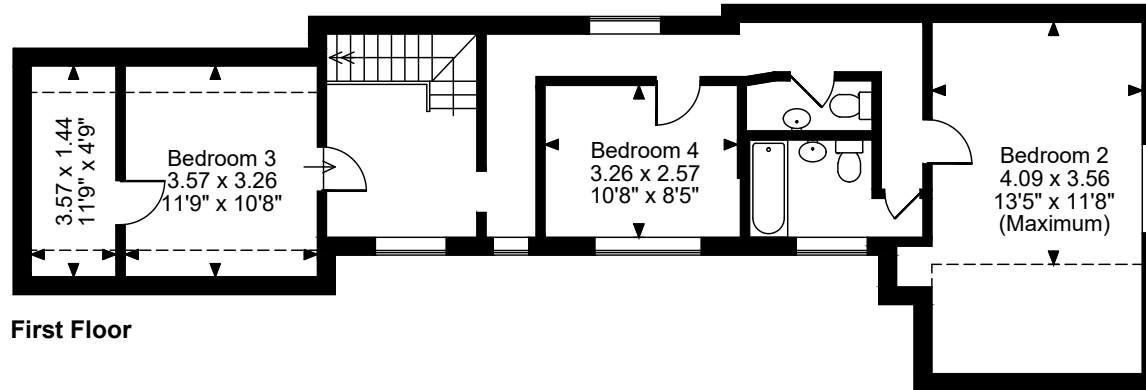
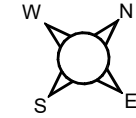








The Rookery, Hoarwithy, Hereford
Approximate Gross Internal Area
Main House = 1717 Sq Ft/160 Sq M
Garage = 284 Sq Ft/26 Sq M
Total = 2001 Sq Ft/186 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Council Tax Band: F
 Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	39 E	
21-38	F		
1-20	G		

Fine & Country Ross on Wye
52 Broad Street, Ross-on-Wye, Herefordshire, HR9 7DY
+441989 764141 | ross@fineandcountry.com

